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PLANNING & BUILDING



MONARCH GROVE HOMEOWNERS ASSOCIATION
P.O. Box 6818, Los Osos, CA. 93412.

November 10, 2014

James A. Bergman, Director
San Luis Obispo County Department of Planning and Building
976 Osos Street Room 200
San Luis Obispo CA 93408

Subject: Local Coastal Plan Amendment for Monarch Grove, Los Osos

Dear Mr. Bergman,

This letter is a request that you separate the Monarch Grove USL amendment from the much larger issues associated with updating the Local Coastal Plan and fast-track this request through the process. Moving the USL to include Monarch Grove will reflect what actually exists on the ground and potentially provide numerous community, fiscal, and environmental benefits by allowing our neighborhood to connect to the new Los Osos Wastewater project.

Monarch Grove is a fully developed residential subdivision located in the western portion of the community of Los Osos. Our homes were constructed in the late 1990s following all of the land use and coastal policies in place at that time. Our single-family units enjoy urban level services on County maintained streets, water service from the Golden State Water Company, and community wastewater provided by our association utilizing a package-type wastewater treatment plant. Unfortunately, antiquated planning maps are preventing our neighborhood from moving forward with the rest of the community of Los Osos.

Although our neighborhood is located within the County's Los Osos Wastewater Assessment District, we are prevented from closing our small treatment plant and connecting to the new, larger County system because we are not within the "service area" specified in the wastewater project's Coastal Development Permit. We understand this distinction was made because our neighborhood is located outside of the Los Osos Urban Services Line (USL), although we are within the Urban Reserve

Line (URL). We must note that our neighborhood was approved by the County, the California Coastal Commission, provided with the full suite of urban services, fully developed, and built-out, all with full knowledge of the location of the USL. In fact, with respect to our neighborhood, the USL exists on paper only and does not reflect actual real world conditions. We think all would agree that it would be far better for our neighborhood and the community at large if wastewater from our homes was treated through the County's wastewater system, which promises a higher level of treatment, more efficient reuse, and with a more robust system.

We understand that the Department of Planning and Building has initiated updates to the Local Coastal Plan concerning many real issues in Los Osos, and that our issue with the USL is included in this effort. However, we also understand that this may be a long and protracted process given the Coastal Commission's requirements to include in the Local Coastal Plan amendment the findings of both the Los Osos Habitat Conservation Plan and the Los Osos Basin Management Plan, neither of which has been completed. We are also aware that, under the purview of the Los Osos Community Services District, a Local Coastal Plan Amendment to move the USL to incorporate Monarch Grove was processed by your Department and approved by the San Luis Obispo County Board of Supervisors, only to die at the Coastal Commission for the lack of an active proponent; that is, as the Los Osos Community Services District was moving towards bankruptcy our amendment took back seat to many other issues at the time.

As noted above, moving the USL to include Monarch Grove will reflect what actually exists on the ground and potentially provide numerous community, fiscal, and environmental benefits by allowing our neighborhood to connect to the new Los Osos Wastewater project.

If you have any questions or need more information from us please contact me at tgmullen1@charter.net, 805-528-1546 or, The MGHOA Sewer Committee at: rogerdar@aol.com

Sincerely,



THOMAS MULLEN
President, Monarch Grove Homeowner's Association

cc: Bruce Gibson, Supervisor District 2
Mark Hutchinson, Deputy Director, Department of Public Works